

Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 1404 and 1420 Yonge Street and Demolition of a Heritage Property - 1406 Yonge Street

Date: May 24, 2022

To: Toronto Preservation Board

Toronto East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Toronto-St. Paul's - Ward 12

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage properties at 1404 Yonge Street and 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street) under Part IV, Section 33 of the Ontario Heritage Act and approve the demolition proposed for the heritage property at 1406 Yonge Street under Part IV, Section 34 of the Ontario Heritage Act in connection with the proposed redevelopment of the site. This report also recommends that City Council grant authority to enter into a Heritage Easement Agreement for 1404 and 1420 Yonge Street.

Located on the west side of Yonge Street just south of St. Clair Avenue within the Deer Park neighbourhood, the properties at 1404-1406 Yonge Street form the end of a row of 3-storey main street commercial buildings that were constructed in 1932 in the Spanish Colonial Revival style. To their immediate north, and separated by a driveway entry into St. Michael's Cemetery, the adjacent 1420 Yonge Street contains a complete block of four, 2-storey main street commercial row buildings that were also constructed in 1932. City Council issued a Notice of Intention to Designate under Part IV of the Ontario Heritage Act for each of these properties at its meeting on April 6, 2022.

In conjunction with an Official Plan Amendment application and a Zoning Bylaw Amendment application, the development proposal is for a 40-storey tower that would encompass the front façade of the heritage building at 1420 Yonge Street, which will be conserved in-situ. The project also proposes the demolition of the building at 1406 Yonge Street, and the repair and conservation of the newly exposed north wall of 1404 Yonge Street. The proposed alterations are consistent with the existing heritage policy framework and the demolition of 1406 Yonge Street is considered acceptable within the

broader conservation strategy. The heritage impacts of the development proposal will be appropriately mitigated.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage properties at 1404 Yonge Street and 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street), in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 40-storey tower, with such alterations to be substantially in accordance with architectural drawings dated May 10, 2022, prepared by IBI Group and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal & Company Ltd. Architects, dated May 3, 2022 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following conditions:

a. That the related site-specific Official Plan Amendment and Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That the owner:

1. Enter into a Heritage Easement Agreement with the City for the properties at 1404 Yonge Street and 1420 Yonge Street in accordance with the plans and drawings dated May 10, 2022, prepared by IBI Group and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, dated May 3, 2022 and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 1404 Yonge Street and 1420 Yonge Street prepared by Goldsmith Borgal & Company Ltd. Architects, dated May 3, 2022, to the satisfaction of the Senior Manager, Heritage Planning.

3. Recommendation b.1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the

City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to final Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment for the properties located at 1406 Yonge Street and 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street) the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage features to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.
5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
6. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 1404 Yonge Street and 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street), including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a Letter of Credit, including provision for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing heritage properties, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a USB flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council approve the request to remove the heritage property at 1406 Yonge Street under Section 34 of the Ontario Heritage Act, to allow for the construction of a 40-storey tower, with such removal to be undertaken substantially in accordance with architectural drawings dated May 10, 2022, prepared by IBI Group and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal & Company Ltd. Architects, dated May 3, 2022 and on file with the Senior Manager, Heritage Planning, subject to the following additional conditions:

a. That the related site-specific Official Plan Amendment and Zoning By-law Amendment permitting the proposed removal has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning

b. That prior to the issuance of any permit for all or any part of the property at 1406 Yonge Street, including a heritage permit or a building permit, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 1404 and 1420 Yonge Street in accordance with the plans and drawings dated May 10, 2022, prepared by IBI Group and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, dated May 3, 2022 and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide building permit drawings for the development at 1404-1406 Yonge Street and 1420 Yonge Street, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a Letter of Credit, including provision for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing heritage property at 1406 Yonge Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning;

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 1404 and 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street) in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 1404 and 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street).

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On April 6, 2022, City Council stated its intention to designate the properties at 1390-1406 Yonge Street and 1420 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act. The Council decision can be located at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC42.5>

An Official Plan Amendment and Zoning By-law Amendment application was submitted to the city for the subject site on July 16, 2021 and Site Plan application submitted on September 13, 2021.

A preliminary planning report for 1406-1428 Yonge Street went to Community Council in November, 2021:

<https://www.toronto.ca/legdocs/mmis/2021/te/bgrd/backgroundfile-172779.pdf>

BACKGROUND

Heritage Properties

Located on the west side of Yonge Street just south of St. Clair Avenue within the Deer Park neighbourhood, the properties at 1404-1406 Yonge Street form the end of a row of 3-storey main street commercial buildings constructed together in 1932. They were designed in a Spanish Colonial Revival style and retain original details, including a terracotta roof and a yellow and rug-brick facade. The original row of buildings formed a collection of eleven units that spanned south to 1378 Yonge Street and in 2009, five units at the south end of the block of buildings were demolished to make way for a condo development at 1386 Yonge Street. At the time of that development none of the buildings were designated under the Ontario Heritage Act.

To the immediate north, and separated by a driveway entry into St. Michael's Cemetery, the adjacent 1420 Yonge Street (including entrance addresses at 1418, 1422, 1424, 1426 and 1428 Yonge Street) contains a complete block of four, 2-storey main street commercial row buildings also constructed together in 1932. Commissioned and continuously owned by the Cira family until the property was sold in 2021, 1420 Yonge Street has had a prominent local retail presence within the Deer Park neighbourhood for nearly a century. This block was designed by architect Benjamin Swartz with Art Nouveau and Art Deco elements.

These main street commercial row buildings are contextually linked by their physical and visual relationship to St. Michael's Cemetery. This historic relationship is enhanced by the sightline/view of St. Michael's Cemetery provided by the driveway entry between

1406 and 1418 Yonge Street. This historic sightline from Yonge Street, which has existed for over 165 years, allows for an unobstructed view of St. Michael's Cemetery Mortuary Vault (built 1856), designed by architect Joseph Sheard, designated in 1975 under Part IV, Section 29 of the Ontario Heritage Act.

The heritage buildings on the application site contribute architecturally, historically, and contextually to the eclectic mix of early 20th-century main street commercial properties that characterize the historic midtown Toronto streetscape of Yonge Street.

On April 6, 2022 City Council stated its intention to designate 1390-1406 Yonge Street and 1420 Yonge Street properties under Part IV, Section 29 of the Ontario Heritage Act.

Development Proposal

On July 16, 2021, an Official Plan and Zoning By-law Amendment application was submitted to the City which sought permission to construct a 40-storey mixed-use building with commercial at grade containing 406 dwellings. On October 7, 2021 an associated Site Plan Control application was submitted to the City. The properties at 1406 and 1420 Yonge Street are included in these applications. The proposal includes the demolition of 1406 Yonge Street to facilitate construction access and staging into the development site, as no blocking of the driveway leading to the St. Michael's Cemetery entry is permitted. Once 1406 Yonge has been removed, the north wall of 1404 Yonge Street will be revealed and in-situ rehabilitation will be undertaken as part of the conservation strategy for the development.

The proposal also includes in-situ retention and conservation of the east (primary) elevation along with partial reconstruction of the south elevation of 1420 Yonge Street. The base building of the new tower integrates the retained façade of 1420 Yonge Street into the design and the scheme includes a step back of 5m for 4 storeys above the 2-storey heritage building. A 2m cantilever is proposed to project out at the 7th-39th storeys which will diminish the step back on these upper floors to 3m.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as: the efficient use and management of land and

infrastructure; ensuring opportunities for job creation; and conservation of cultural heritage and archaeology.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the

Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here: <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Conservation Strategy

The initial development submission in 2021 proposed to demolish 1406 and 1420 Yonge Street. The initial submission was later revised at the request of Heritage Planning to include the reconstruction of the front façade of 1420 Yonge Street with panels salvaged from the original building. Heritage Planning staff advised that as per the Official Plan, panelization is considered to be demolition and asked that alternative strategies be explored to allow for in-situ retention.

A revised submission in May 2022 included a Heritage Impact Assessment that proposed an alternative conservation approach that allowed for in-situ retention of the primary elevation of the heritage building at 1420 Yonge Street, with the partial reconstruction of its south elevation and interior demising walls. The rear of this building will be demolished. The building at 1406 Yonge Street continued to be proposed for demolition to allow for construction access into the site and future tenant access. Once 1406 Yonge Street is removed, the condition of the north wall of 1404 Yonge Street will be assessed and rehabilitated as an exterior wall.

The conservation strategy for the retained heritage buildings includes:

- A façade stabilization strategy for 1420 Yonge Street
- The use of salvaged rug-brick from the removal of 1406 Yonge Street in the construction of the new exterior wall of 1404 Yonge Street
- To the south, the reconstruction of a partial return wall at 1420 Street with salvaged brick to match the buff-brick found on front façade
- Restoration of the roman stone on the front façade
- Restoration of the shopfronts to a single period of significance based on archival material, maintaining the fine-grained appearance of the 4-retail bays with their roman stone surrounds
- Cleaning of the brick and stone masonry using a low pressure water wash
- Repair of the brick masonry including repointing mortar joints, where required
- Replacement of all windows with new sympathetic units based on archival photography
- Reconstruction of partial demising walls on the interior of 1420 Yonge Street

The 5m step back and reconstruction of its return wall together with the proposed partial reconstruction of interior ground floor demising walls and the reinstatement of the second floor to reflect the original floor-to-floor height, will ensure that the three-dimensional form of the heritage building at 1420 Yonge Street will be maintained.

The full details of the conservation strategy will be determined at site plan stage within the required Conservation Plan. It is noted that in situ restoration of the damaged roman stone base at 1420 Yonge Street may not be possible. If so, matching replacement stones will be fabricated which would include the use of coated reinforcement to extend their service life.

The location of the podium above the main entrance to St. Michael's cemetery will not obstruct views from the public realm to the mortuary vault ('Winter Vault'), the octagonal structure designated under Part IV of the Ontario Heritage Act in December 1975.

As a part of the overall development the proposal includes the demolition of 1406 Yonge Street. In this case, access into the development site is limited to the private entry lane to the St. Michael's Cemetery which cannot be blocked at any time during construction. As there is no other site access the developer is seeking consent to demolish the northern most end unit of the heritage designated 6-unit row at 1390-1406 Yonge Street, to allow space for construction staging. Staff carefully considered this request and can support the proposal, as there is no other opportunity for construction staging on the development site and the demolition will result in a 5 unit row remaining at 1390-1404 Yonge Street. However, the proposed demolition cannot happen prior to the release of the related construction permits and approval is only related to this application.

While 1406 Yonge Street will be demolished, the heritage impacts of the proposal are considered to be appropriately mitigated through the overall conservation strategy that involves the restoration of the front of 1420 Yonge Street with the retention of 1404 Yonge Street as the end of the row of Spanish Colonial Revival style main street commercial buildings. As such, the cultural heritage value of the subject property is conserved and the eclectic mix of early 20th-century main street commercial properties that characterize the historic midtown Toronto streetscape of Yonge Street is retained.

New Construction

The proposal includes a new 40-storey tower (plus mechanical penthouse) that will include the heritage building at 1420 Yonge Street at its base. The tower is restrained and contemporary in its design to maintain the visual prominence of the retained portions of the 2-storey heritage building at 1420 Yonge Street and to mitigate the visual impact of the tower. The 40-storey tower will be stepped back from the east (primary) wall of the 2-storey 1420 Yonge Street by 5m for four storeys above the heritage building and then at the 7th floor it will cantilever forward with the step back reduced to 3 metres. The 5 metre step back with a four-storey reveal above will ensure the visual separation of the tower from the heritage building so that, from the public realm the tower will appear behind the historic main street frontages.

Adjacent Heritage Resource

Between the buildings at 1390-1406 Yonge Street and 1420 Yonge Street is an access lane to the St. Michael's Cemetery at 1414 Yonge Street, designated under Part IV of the Ontario Heritage Act in 1975 (By-law 574-75). During the construction phase of the proposed development, the access lane may be used and will remain clear for unobstructed access into the cemetery. As stated above the views from the public realm to the designated mortuary vault ('Winter Vault') will be maintained.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of 1390-1406 Yonge Street and 1420 Yonge Street as described in the Statement of Significance.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the heritage features of 1420 Yonge Street will be lit.

Landscape Plan

Staff is recommending that the applicant be required to provide a Landscape Plan that enhances the heritage character of the property.

Signage Plan

The recommended Signage Plan should provide details of the signage strategy for the property at 1420 Yonge Street including the appropriate type, scale, location and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 1404 and 1420 Yonge Street included in the development site.

CONCLUSION

Staff are supportive of the proposal to alter the Part IV designated heritage properties at 1404 and 1420 Yonge Street under Section 33 of the Ontario Heritage Act and do not object to the demolition of 1406 Yonge Street under Section 34 of the Ontario Heritage Act in conjunction with a Zoning Bylaw Amendment application for the construction of a 40-storey tower. Staff support the proposed conservation strategy for the properties at 1404 and 1420 Yonge Street within the development and are of the opinion that the

proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage properties.

As such, staff are satisfied that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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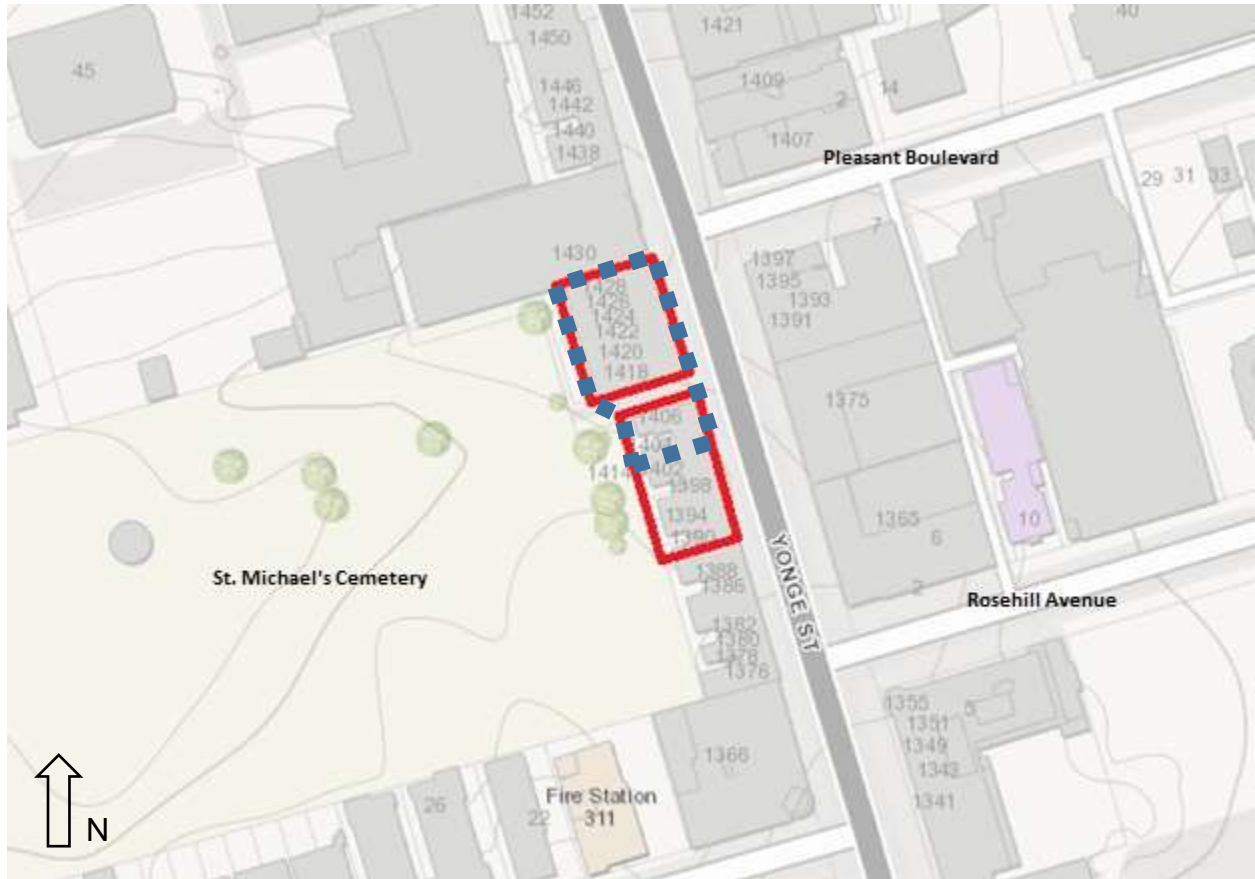
SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Selected Drawings

1390-1406 AND 1420 YONGE STREET



Location Map, showing the properties at 1390-1406 Yonge Street and 1420 Yonge Street, on the west side of Yonge Street, south of St. Clair Avenue West (City of Toronto iView Mapping). The properties at 1390-1406 Yonge Street and 1420 Yonge Street are outlined in red and the proposed development site that contains 1404, 1406 Yonge Street and 1420 Yonge Street is identified with a dashed blue outline.

AERIAL PHOTOGRAPH

ATTACHMENT 2

1390-1406 Yonge Street and 1420 Yonge Street



Aerial photograph showing the location of properties included in the proposed development outlined in yellow including 1404-1406 Yonge Street and 1420 Yonge Street. (Google Maps, 2022)

1404-1406 Yonge Street and 1420 Yonge Street



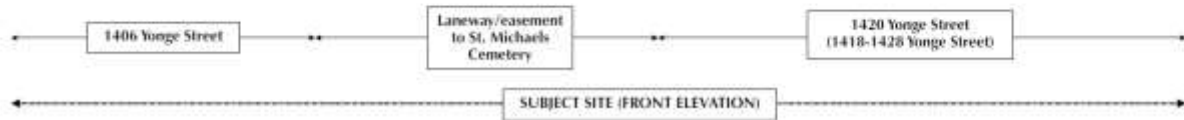
East (primary) elevation of the main street commercial row at 1390-1406 Yonge Street (Heritage Planning, 2022)



East (primary) elevation of the main street commercial row at 1420 Yonge Street (Heritage Planning, 2022)



Looking west from the east side of Yonge Street to the subject site, as annotated below.



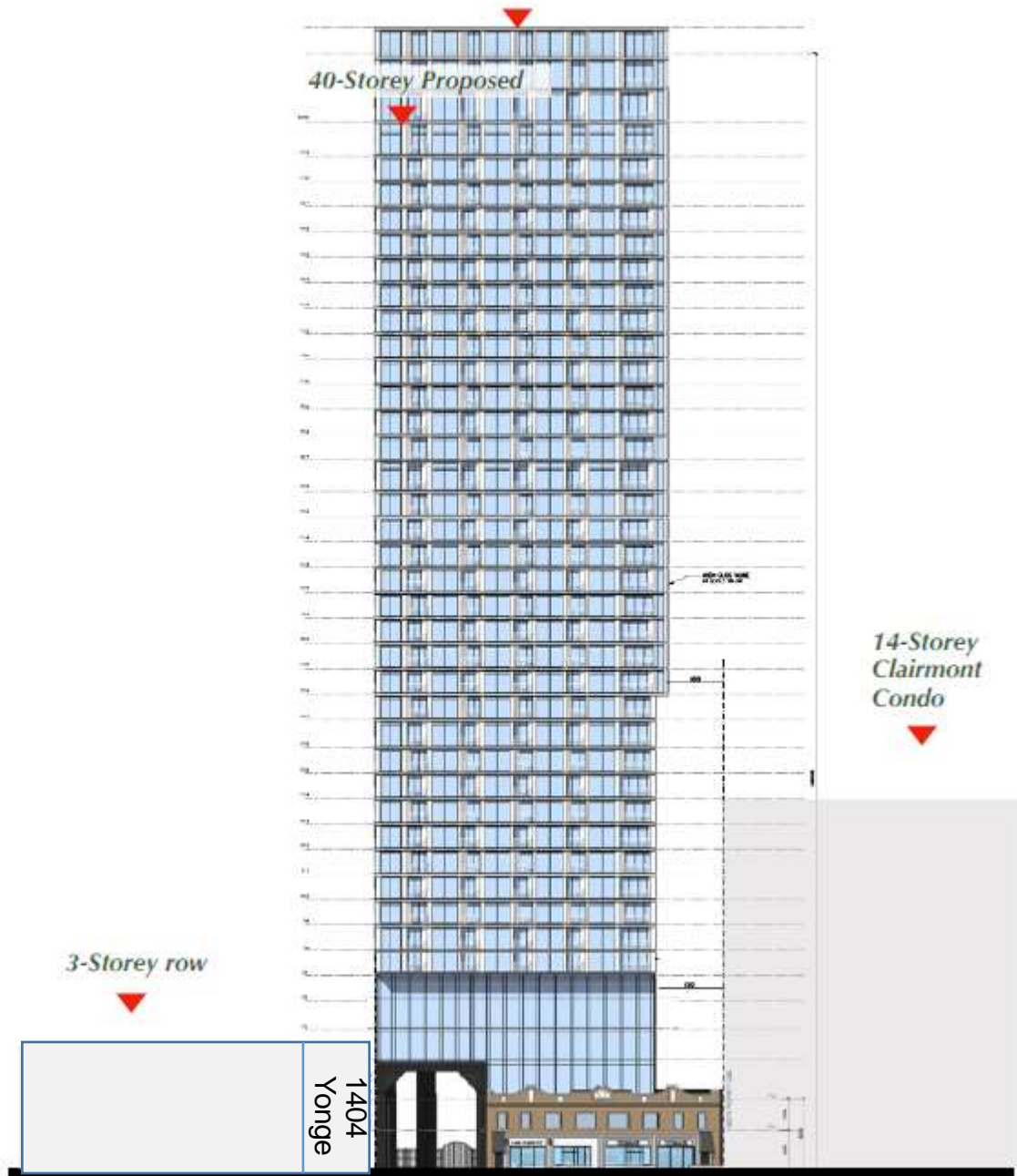
View of the development site as seen from Yonge Street, looking west through the laneway to St. Michaels Cemetery (GBCA, 2022)

SELECTED DRAWINGS

ATTACHMENT 4

1406 and 1420 Yonge Street

For a complete drawing set, please visit the [Application Information Centre](#). (IBI Group, May 11, 2022)



East elevation as viewed along Yonge Street showing the 2-storey brick building at 1420 Yonge Street and an outline of the 3-storey building 1390-1404 to the left (south of the laneway)

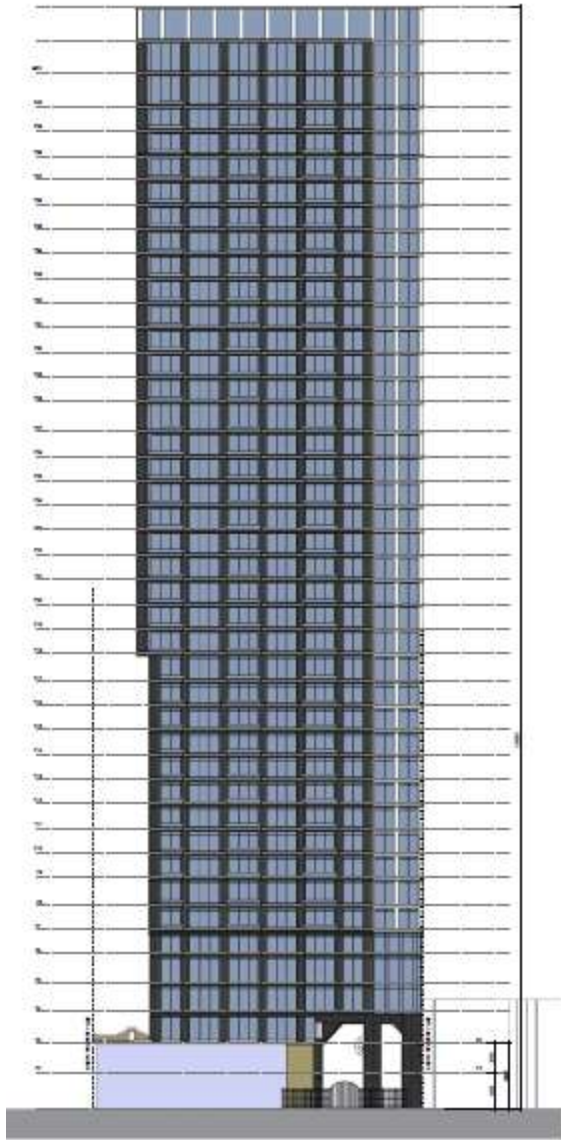


Rendering of project along Yonge Street illustrating the retained buff brick building at 1420 Yonge to the right, entry to the residential units located through a new "vestibule" to the south, and integrated into the base of the tower that is stepped back to allow 1420 Yonge Street to remain as a prominent element along Yonge Street (IBI Group)

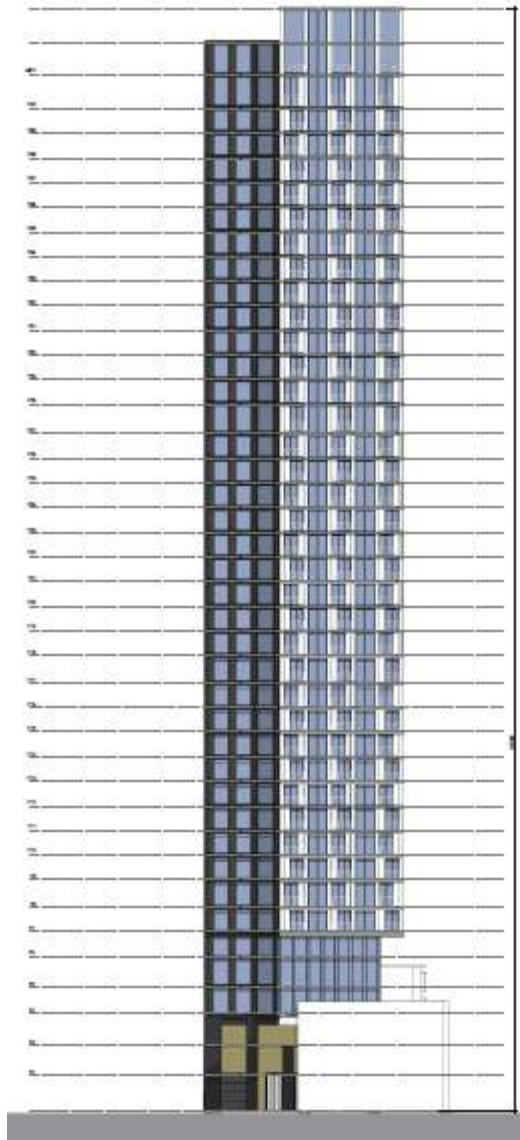


View of proposal looking northwest illustrating the base of the tower including the east and south elevation of 1420 Yonge Street. (IBI Group)

Alterations and HEA - 1404-1406 Yonge Street and 1420 Yonge Street



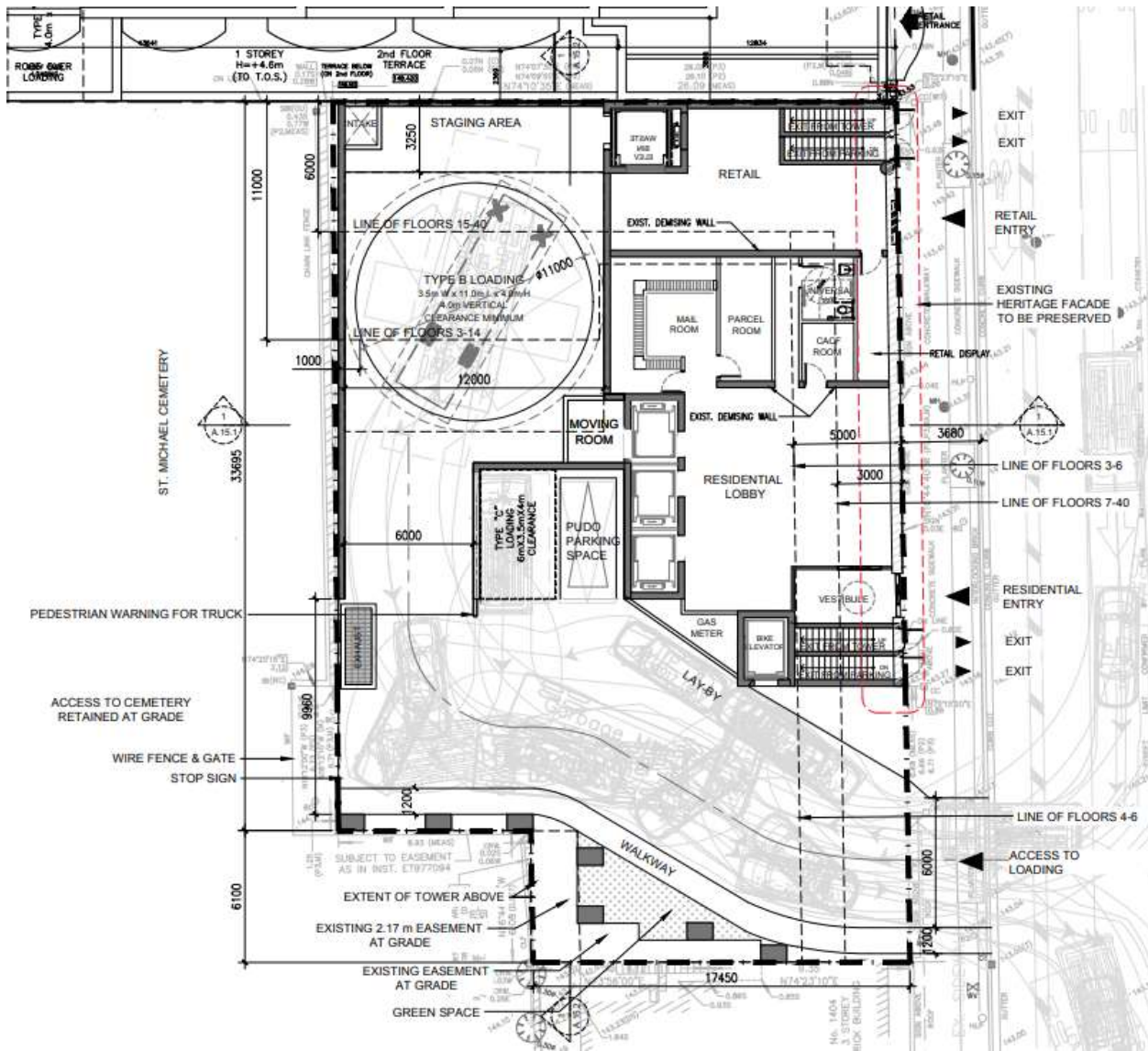
West Elevation proposed with
1404 Yonge to the right
(IBI Group)



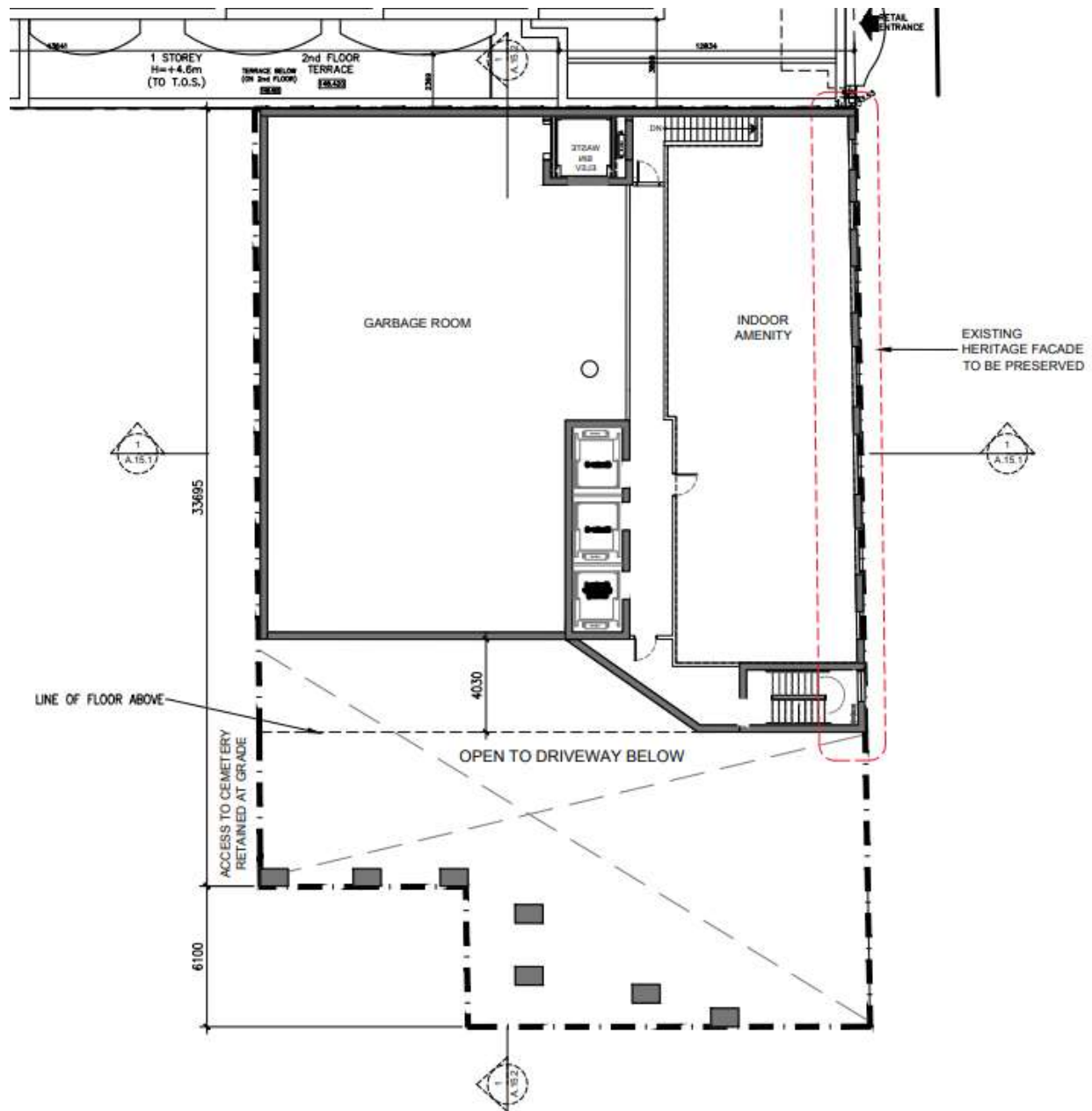
South Elevation proposed



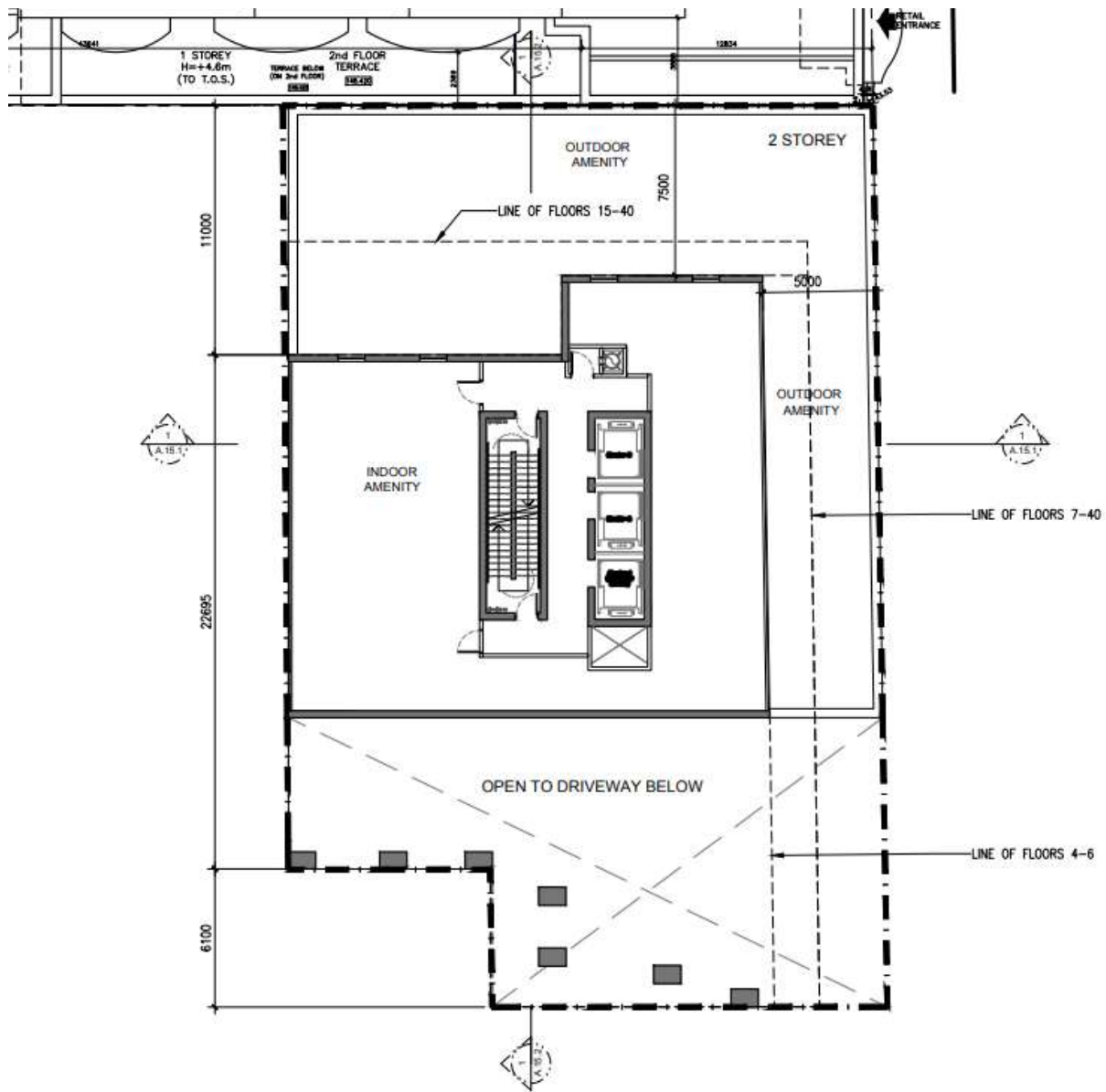
Partial section through 1420 Yonge Street



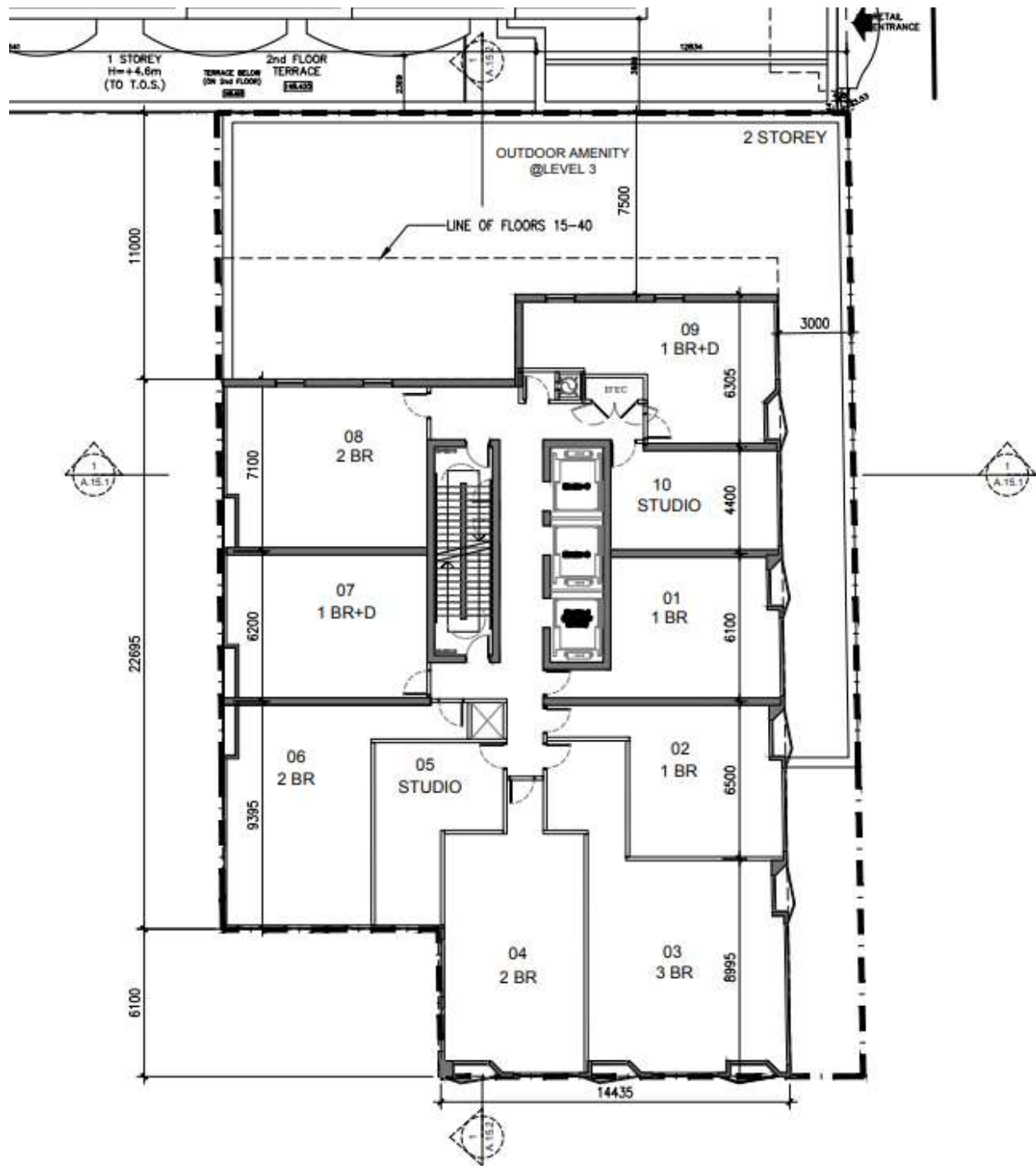
Ground Floor Plan



Second Floor Plan



Third Floor Plan



Seventh-Fourteenth Floor Plan